

222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE



**RETAIL SPACE AVAILABLE IN STATION TWO22
(82-UNIT APARTMENT COMPLEX)**



OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| Lease Rate: | \$40 SF/yr (NNN) |
| Available SF: | ±798 SF |
| Building Size: | ±81,681 SF |
| Parking: | Ample surface parking + overflow lot |

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

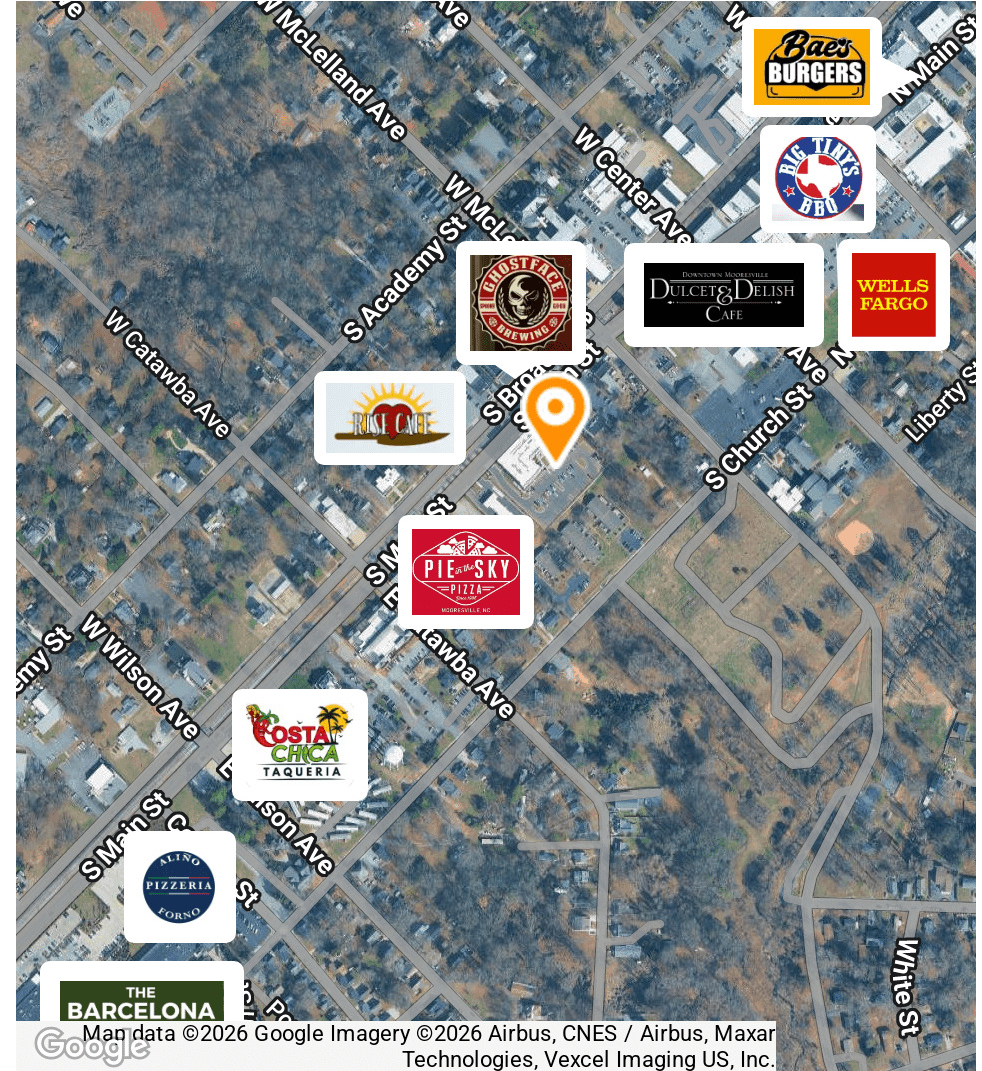
222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Prime retail space available on the ground floor of the 82-unit luxury apartment complex, Station Two22, in downtown Mooresville! The available suite is ±798 SF and features great visibility from S. Main Street. Other retail tenants in the building include Pie in the Sky Pizza, Wild Rose Spa, Playa Bowls, Drip FX IV Studio, Bloom Salon, and Unique Celebrations.



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

MOORESVILLE, NC

L | T

222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

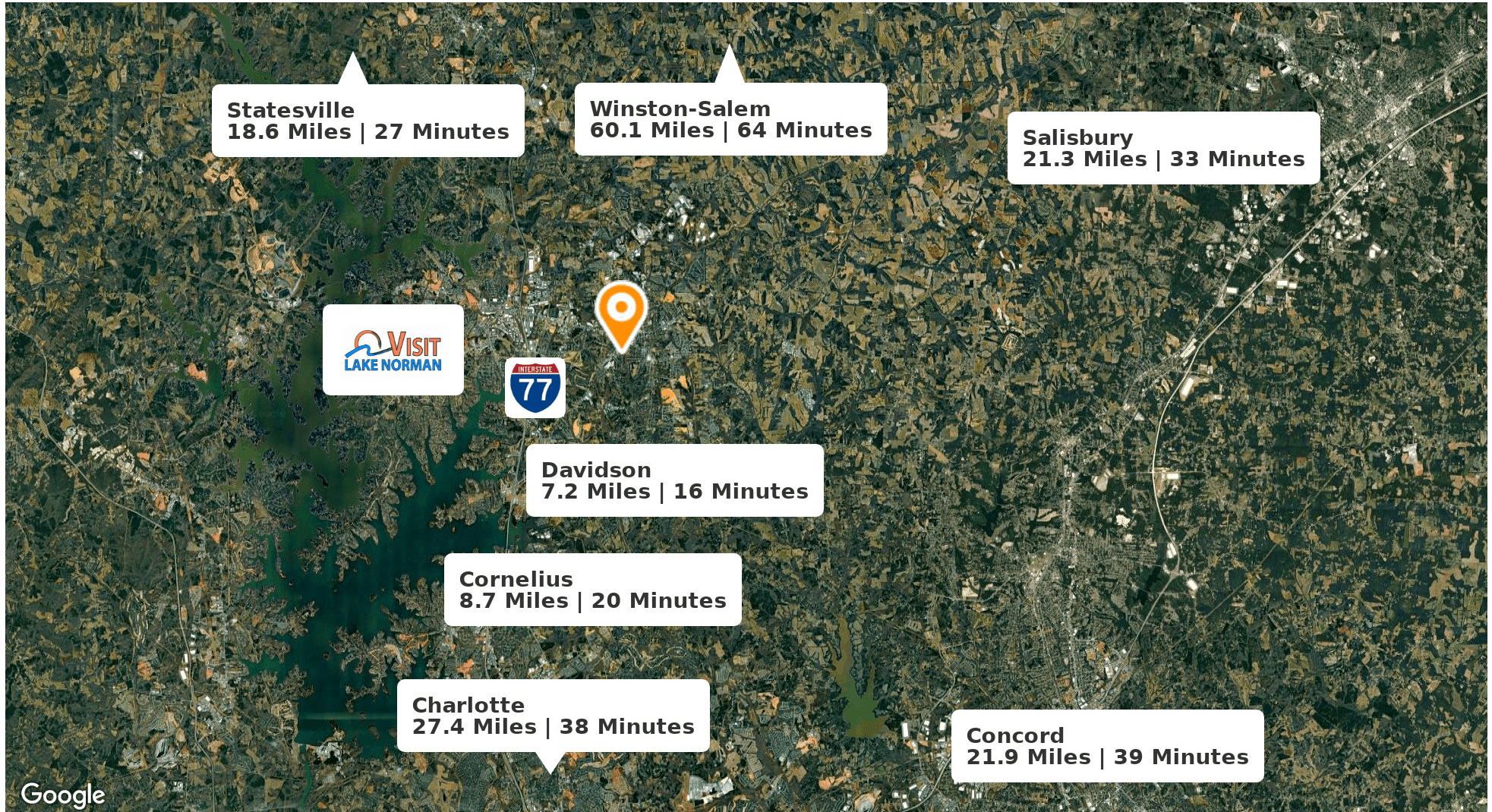
Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE

MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.

DEMOGRAPHICS

| | |
|--------------------------|-----------|
| Total Population | 54,578 |
| 8 Year Population Growth | 43.24% |
| Average Household Income | \$101,643 |

AWARDS & RECOGNITIONS

- # Fastest Growing City in North Carolina (GoBankingRates, 2023)
- #2 Fastest NC County Population Growth (Charlotte Business Journal, 2023)
- #1 Lowest Tax Rate in Charlotte Region (NC Department of Commerce, 2023)
- #2 Fastest Growing Retail Sector in NC (NC Department of Commerce, 2023)
- #1 County for Economic Growth | Charlotte Metro (Charlotte Business Journal, 2023)
- #14 Best Counties to Live in NC (Niche, 2023)



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE

LOCATION INFORMATION

| | |
|------------------|-----------------------|
| Street Address | 222 South Main Street |
| City, State, Zip | Mooreville, NC 28115 |

PROPERTY INFORMATION

| | |
|---------------------|------------------------|
| Property Type | Retail |
| Zoning | CMX |
| Lot Size | 0.36 Acres |
| Available SF | ±798 SF |
| Building Size | ±81,681 SF |
| Tenancy | Multiple |
| Year Built | 2023 |
| Year Last Renovated | 1900 |
| Tax Pin | 4667015201 |
| TICAM | \$3.00 psf (estimated) |



LEASE RATE: \$40 SF/YR
(NNN)

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.